050.A	0001	0034.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	593,400	/	593,400
USE VALUE:	593,400	/	593,400
ASSESSED:	593,400	/	593,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		RUSSELL PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALEXANDER MARTINE
Owner 2:	
Owner 3:	
Street 1:	34 RUSSELL PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TIPPING KASEY B -
Owner 2:	NAGY STEFAN W -
Street 1:	34 RUSSELL PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	593,400			593,400
Total Card	0.000	593,400			593,400
Total Parcel	0.000	593,400			593,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.77 | /Parcel: 433.7

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
250315			09/27/17

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 050.A-0001-0034.0

!14767!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	582,700	0	.		582,700	582,700	Year End Roll	12/18/2019
2019	102	FV	556,500	0	.		556,500	556,500	Year End Roll	1/3/2019
2018	102	FV	505,900	0	.		505,900	505,900	Year End Roll	12/20/2017
2017	102	FV	453,200	0	.		453,200	453,200	Year End Roll	1/3/2017
2016	102	FV	453,200	0	.		453,200	453,200	Year End	1/4/2016
2015	102	FV	484,000	0	.		484,000	484,000	Year End Roll	12/11/2014
2014	102	FV	427,200	0	.		427,200	427,200	Year End Roll	12/16/2013
2013	102	FV	434,600	0	.		434,600	434,600		12/13/2012

PRINT

Date	Time
12/11/20	04:34:48

LAST REV

Date	Time
01/28/20	12:23:06

jorourke

USER DEFINED

Prior Id # 1:	34812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14767

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIPPING KASEY B	73844-19	1	12/18/2019		605,000	No	No		
REGAN THOMAS J/	71222-532	1	6/27/2018	Estate/Div	575,000	No	No		
REGAN MILDRED	51106-43		4/30/2008	Family	1	No	No		Mildred M Regan dod 12/1/2017, Thomas J Regan
RUSSELL PLACE D	38937-109		4/25/2003		269,900	No	No		DEEDED ECL. USE PARKING 1 CAR

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2004	446	Redo Bas	2,500	C		G6	GR FY06	FBMT FOR STGE ADD

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	MM	Mary M
9/27/2017	Measured	DGM	D Mann
4/2/2013	Info Fm Plan	BR	B Rossignol
3/24/2005	Info Fm Prmt	BR	B Rossignol
2/4/2004	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0	Sq. Ft.	Site		0	0.	0.00	7511													G5	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2003	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50 %	
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	1.975999951
Name:	

DEPRECIATION

Phys Cond:	AV - Average	9.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	9.6	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.93859649
Const Adj.:	1.04469740
Adj $ / SQ:	240.235
Other Features:	45479
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	656393
Depreciation:	63014
Depreciated Total:	593379

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 3		BRs: 1			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	421.49
Special Features:	0	Val/Su Net:	433.77
Final Total:	593400	Val/Su SzAd	433.77

SKETCH

UnSketched SubAreas:
GLA: 1368,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,368	240.230	328,641

Net Sketched Area:	1,368			Total:	328,641
Size Ad	1368	Gross Are	1368	FinArea	1368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 050.A-0001-0034.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: